

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *July 25, 2002* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 3

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0055-02 - BOTT ACRES SUBDIVISION - BOTT 1983 TRUST - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.46 acres located adjacent to the south side of Tropical Parkway, approximately 170 feet east of Jones Boulevard (APN: 125-25-301-004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TM-0056-02 - GREAT AMERICAN PLAZA - GREAT AMERICAN CAPITAL - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 9.09 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-407-001 and 002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 1 (McDonald).
3. A-0028-02(A) - MICELI FAMILY TRUST - Petition to annex 10.0 acres generally located adjacent to the northwest corner of Jones Boulevard and Horse Drive (APN: 125-11-604-009 & 010), Ward 6 (Mack).
4. A-0029-02(A) - WILLIAM AND MARY ALLAN, ET AL - Petition to annex 5.50 acres generally located adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008), Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

5. RESCIND PREVIOUS ACTION - Z-0024-99(44) - COREY MORLEY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 4

6. **RECONSIDER - RENOTIFICATION - Z-0024-99(44) - COREY MORLEY** - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
7. **RESCIND PREVIOUS ACTION - Z-0067-99(2) - COREY MORLEY** - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
8. **RECONSIDER - RENOTIFICATION - Z-0067-99(2) - COREY MORLEY** - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
9. **ABEYANCE - RENOTIFICATION - U-0045-02 - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
10. **ABEYANCE - RENOTIFICATION - U-0047-02 - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 5

11. ABEYANCE - U-0051-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), PD (Planned Development) Zone, Ward 4 (Brown).
12. ABEYANCE - RENOTIFICATION - Z-0068-01(1) - BRIAN AND JULIE LEE & GARY LICKER - Request for a Site Development Plan Review and a Reduction in the Amount of Landscape Planter Finger Islands FOR A 22,920 SQUARE FOOT COMMERCIAL CENTER adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
13. ABEYANCE - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).
14. ABEYANCE - GPA-0016-02 - JOHN ELLIOT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), Ward 5 (Weekly).
15. ABEYANCE - Z-0039-02 - JOHN ELLIOT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), PROPOSED USE: TWO-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 5 (Weekly).
16. ABEYANCE - RENOTIFICATION - GPA-0021-02 - DAVID LITVAK, ET AL - Request to amend the Las Vegas Redevelopment Plan FROM: Civic (9B) TO: Commercial and Medium to High Density Residential/ Commercial Rehab (20) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040 041 and 139-27-804-003,), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 6

17. **ABEYANCE - RENOTIFICATION - Z-0045-02 - DAVID LITVAK, ET AL** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040, 041 and 139-27-804-003), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).
18. **ABEYANCE - RENOTIFICATION - Z-0044-02 - DAVID LITVAK, ET AL** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.16 acres at 400, 408, and 412 North 7th Street (APN: 139-34-512-037, 038, and 039), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).
19. **ABEYANCE - GPA-0026-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southwest Sector Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), Ward 5 (Weekly).
20. **ABEYANCE - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).
21. **Z-0061-02 - KB HOME NEVADA, INC., ET AL** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre) on approximately 20.0 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003), Ward 4 (Brown).
22. **V-0051-02 - KB HOME NEVADA, INC.** - Request for a Variance TO ALLOW 4.71 ACRES OF OPEN SPACE WHERE 9.75 ACRES IS THE MINIMUM REQUIRED on approximately 80 acres at the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-002), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), R-PD8 (Residential Planned Development - 8 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations], PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 7

23. **Z-0061-02(1) and Z-0076-01(2) - KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 60 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-001), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 4 (Brown).
24. **Z-0062-02 - V R A A M, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue (APN: 139-36-110-003), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese).
25. **Z-0062-02(1) - V R A A M, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the Perimeter Landscaping Requirements TO ALLOW A FIVE FOOT WIDE LANDSCAPE PLANTER ON THE NORTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE PLANTER IS REQUIRED FOR A PROPOSED 25,200 SQUARE FOOT COMMERCIAL CENTER on 1.79 acres at 530 and 540 North Eastern Avenue (APN: 139-36-110-002 and 003), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
26. **Z-0064-02 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive (APN: 125-08-806-009 and 125-08-813-003), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 8

27. **Z-0064-02(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME** - Request for a Site Development Plan Review and a Reduction of the Perimeter Landscaping Requirements TO ALLOW A SIX FOOT WIDE LANDSCAPE PLANTER ON THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE PLANTER IS REQUIRED FOR A 45-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive (APN: 125-08-806-009 and 125-08-813-003), U (Undeveloped) Zone [PCD (planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).
28. **Z-0065-02 - SHIRON CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), PROPOSED USE: 20-LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack).
29. **V-0053-02 - SHIRON CORPORATION** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 14,375 SQUARE FEET IS THE MINIMUM REQUIRED FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
30. **Z-0065-02(1) - SHIRON CORPORATION** - Request for a Site Development Plan Review FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
31. **V-0052-02 - PAMELA RUSCH** - Request for a Variance TO ALLOW A ZERO-FOOT SIDE SETBACK WHERE 5 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED FOR AN EXISTING ATTACHED CARPORT at 105 North Cimarron Road (APN: 138-28-814-007), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 9

32. U-0029-87(3) - LILLIAN HILDE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review on an approved Special Use Permit WHICH ALLOWED A 75 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2421 Stewart Avenue (APN: 139-35-612-044), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
33. U-0025-98(2) - LEVITZ PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 74 FOOT HIGH, 14 FOOT X 48 FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L. King Boulevard (APN: 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly).
34. U-0036-95(2) - FOSTER DAY CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
35. U-0027-93(3) - ALPINE COURT ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 940 South Decatur Boulevard (APN: 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
36. U-0097-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE-THRU adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).
37. U-0098-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR A CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 10

38. SD-0034-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH FUEL PUMPS AND RESTAURANT WITH DRIVE-THRU on 1.26 acres adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).
39. U-0099-02 - SMITH'S FOOD & DRUG CENTERS, INC. ON BEHALF OF RALPH'S GROCERY COMPANY - Request for a Special Use Permit FOR A SERVICE STATION AND FUEL PUMPS at 3602 East Bonanza Road (APN: 140-30-411-004 and 006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
40. Z-0088-81(13) - SMITH'S FOOD & DRUG CENTERS, INC. ON BEHALF OF RALPH'S GROCERY COMPANY - Request for a Site Development Plan Review FOR A SERVICE STATION on 81.65 acres located at 3602 East Bonanza Road (APN: 140-30-411-004 and 006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
41. U-0100-02 - D.R. HORTON, INC. - Request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE WITH UNPAVED ON-SITE PARKING on 14.64 acres adjacent to the northwest corner of Grand Teton Drive and El Capitan Way (APN: 125-08-401-005), R-E (Residence Estates) under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
42. U-0102-02 - COX COMMUNICATIONS - Request for a Special Use Permit FOR UTILITY INSTALLATION OTHER THAN LISTED adjacent to the northeast corner of Tenaya Way and Mellott Lane (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).
43. V-0059-02 - COX COMMUNICATIONS - Request for a Variance TO ALLOW MECHANICAL EQUIPMENT TO BE LESS THAN FULLY SCREENED, IN CONJUNCTION WITH A UTILITY INSTALLATION OTHER THAN LISTED adjacent to the northeast corner of Tenaya Way and Mellott Lane (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 11

44. **Z-0066-02 - CAMINAR - LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [M (Medium Density Residential) General Plan Designation TO: R-3 (Medium Density Residential) on 1.26 acres at 2140 Vegas Drive (APN: 139-20-802-007), [PROPOSED USE: CONVALESCENT CARE FACILITY ADDITION TO AN EXISTING GROUP HOME], Ward 5 (Weekly).
45. **U-0088-02 - CAMINAR - LAS VEGAS** - Request for a Special Use Permit FOR A CONVALESCENT CARE FACILITY at 2140 Vegas Drive (APN: 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation], Ward 5 (Weekly).
46. **SD-0033-02 - CAMINAR - LAS VEGAS** - Request for a Site Development Plan Review FOR AN 8-UNIT CONVALESCENT CARE FACILITY ADDITION TO AN EXISTING GROUP HOME on 1.26 acres at 2140 Vegas Drive (APN: 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly).
47. **TM-0035-02(1) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC.** - Request for a Review of Condition on an approved Tentative Map TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET, WHERE CONDITION NUMBER TWO ALLOWS A MAXIMUM OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
48. **TM-0035-02(2) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC.** - Request for a Review of retaining wall heights TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET WHERE TITLE 18 ALLOWS A MAXIMUM RETAINING WALL HEIGHT OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
49. **MSH-0003-02 - CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways to designate Lone Mountain Road as an 80-foot wide Secondary Collector Roadway from the Western Beltway to the Westernmost City Limit, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 12

50. VAC-0059-02 - CITY OF LAS VEGAS - Petition to vacate the south ten feet of Lone Mountain Road, generally located west of Barden Road, Ward 4 (Brown).
51. MSH-0004-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to designate Jones Boulevard as an 80-foot wide Secondary Collector Roadway from Iron Mountain Road to the Northernmost City Limit, Ward 6 (Mack).
52. MSH-0005-02 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request to amend the Master Plan of Streets and Highways to designate Frontage Road as a 70-foot wide Secondary Collector Roadway between Ackerman Avenue and approximately 1000 feet south of Horse Drive, Ward 6 (Mack).
53. VAC-0060-02 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Petition to vacate a portion of Ackerman Avenue located east of Rancho Drive (U.S. Highway 95), Ward 6 (Mack).
54. MSH-0006-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to reduce the width of Moccasin Road from 120-feet to 100-feet from Kyle Canyon Road to Decatur Boulevard, Ward 6 (Mack).
55. MSH-0008-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to amend Martin L King Boulevard from Wyoming Avenue to Pinto Lane for a proposed flyover and to increase the width of Industrial Road from 80-feet to 100-feet from Wyoming Avenue to Sahara Avenue, Ward 1 (M. McDonald) and Ward 5 (Weekly).
56. VAC-0057-02 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREAT AMERICAN CAPITAL - Petition to vacate a twenty-foot wide ingress/egress easement generally located on property adjacent to the southeast corner of Craig Road and Tenaya Way, Ward 6 (Mack).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 13

57. VAC-0058-02 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREAT AMERICAN CAPITAL - Petition to vacate a twenty-foot wide public sewer easement generally located on property adjacent to the southeast corner of Craig Road and Tenaya Way, Ward 6 (Mack).
58. Z-0020-97(38) - VALLEY HEALTH SYSTEMS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 27,000 SQUARE FOOT ADDITION TO AN EXISTING HOSPITAL on 9.51 acres at 620 Shadow Lane (APN: 139-33-303-024 and 139-33-401-004), PD (Planned Development) Zone, Ward 5 (Weekly).

NON-PUBLIC HEARING ITEMS:

59. Z-0010-69(3) - RONALD RICHARDSON ON BEHALF OF FIRST AMERICAN EQUITIES - Request for a Site Development Plan Review FOR A 5,400 SQUARE FOOT RETAIL STORE on 1.59 acres at 830 North Lamb Boulevard (APN: portion of 140-30-701-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
60. SD-0035-02 - VILLAGE CENTER, INC. ON BEHALF OF KFC, INC. - Request for a Site Development Plan Review FOR A RESTAURANT WITH DRIVE-THROUGH on 0.58 acres at 1076 North Rancho Drive (APN: 139-29-201-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS ITEMS:

61. ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).
62. ABEYANCE - DB-0009-02 - CITY OF LAS VEGAS - Appointment of one (1) Planning Commissioner to fill an upcoming vacancy on the Centennial Hills Architectural Review Committee.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 22, 2002

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 14

63. DB-0010-02 - CITY OF LAS VEGAS - Discussion and Possible Action on a Conservation Element pursuant to NRS 278.150 and 160 to be adopted as a component of the Las Vegas 2020 Master Plan.
64. TA-0018-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A in regard to mixed uses.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.